

OMAR KHAWAJA
TEXAS REIT LLC

September 11, 2024

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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION

In re:	Chapter 11
TEXAS REIT, LLC	Case No.
Debtor	24-10120-smr

REMOTE DEPOSITION OF
OMAR KHAWAJA

September 11, 2024
10:15 a.m.

5051 Westheimer, Suite 1200
Houston, Texas

Cheryl Madriaga, Shorthand Reporter



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APPEARANCES OF COUNSEL:

On behalf of Debtor, Texas Reit, LLC:

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On behalf of Deponent, Omar Khawaja:

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On behalf of Dalio Holdings I and II, LLC:

LORI A. HOOD, ESQ.
SHACKELFORD, MCKINLEY & NORTON, LLP
717 Texas Avenue, 27th Floor
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Also Present:

Dwayne Mason, Esq., Greenberg Traurig, LLP -
prospective counsel for Dalio Holdings I and II, LLC

Ali Chouhdri, pro se - in his individual capacity

Gene McCubbin - assistant to Lori Hood

Tammy Luu - assistant to Ali Choudhri

Osama Abdullatif - noticed deponent

John Quinlan - noticed deponent



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P R O C E E D I N G S

THE REPORTER: We are on the record. The date is September 11th, 2024. This begins the deposition of Omar Khawaja.

My name is Cheryl Madriaga, representing Esquire Deposition Solutions.

Will counsel please state their name on the record and whom they represent?

MR. SATHER: Stephen Sather --

MR. BALLASES: Michael Ballases --

MR. SATHER: -- attorney for --

MR. BALLASES: -- (unintelligible) Khawaja --

THE REPORTER: Sorry --

MR. BALLASES: -- John Quinlan, and Osama Abdullatif.

THE REPORTER: Okay. Sorry. I just had two people speaking at once. Could I start with one counsel, please?

MR. BALLASES: Sure. Michael Ballases, counsel of record for the deponent, Omar Khawaja, also John Quinlan, also Osama Abdullatif.

THE REPORTER: Thank you.

MR. SATHER: Stephen Sather --

MR. BALLASES: You're welcome.

MR. SATHER: -- for Texas REIT, LLC, the



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1 debtor in this case.

2 MS. HOOD: Lori Hood of Dalio Holdings, a
3 creditor in the case.

4 MR. CHOUDHRI: Ali Choudhri, a creditor in the
5 case.

6 THE REPORTER: Okay. Is there anything else,
7 or are we ready to have me swear in the witness?

8 MR. BALLASES: Now, there are other people on
9 the call. They need to make an appearance.

10 MR. MASON: This is Dwayne Mason, prospective
11 counsel for Dalio with Greenberg Traurig.

12 MR. MCCUBBIN: Gene McCubbin, assistant to
13 Lori Hood.

14 MR. BALLASES: Okay. I'm going to object --
15 this is Michael Ballases. I'm going to object to Lori
16 Hood, her assistant, Ali Choudhri, and Dwayne Mason
17 being present on the call. They're not -- they don't
18 represent Texas REIT. They're not parties, they don't
19 have standing, and they cannot participate. And this
20 is not a creditors' meeting. So I want that to be on
21 the record.

22 MR. SATHER: All right. Your objection is
23 noted. Let's proceed.

24 THE REPORTER: Okay. And just before we go on
25 the record, I just ask that we please do our best not



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1 to speak over one another.

2 Mr. Khawaja, please keep your voice nice and
3 loud, allow counsel to finish his completely before
4 you begin your answer, and all answers must be verbal.
5 Thank you.

6 MR. CHOUDHRI: Just confirming, Madam Court
7 Reporter, we are on the record; right?

8 THE REPORTER: Yes, we are.

9 MR. SATHER: All right.

10 MR. CHOUDHRI: Okay.

11 MR. SATHER: If you would swear in the
12 witness, please.

13 OMAR KHAWAJA,
14 having been first duly sworn, was examined and
15 testified as follows:

16 EXAMINATION

17 MR. BALLASES: Real quick before we get
18 started -- this is Michael Ballases -- I assume we
19 have an agreement to take this deposition by the
20 Federal Rules of Civil Procedure and also the Court's
21 limiting instruction.

22 MR. SATHER: Yes.

23 MR. BALLASES: Okay.

24 BY MR. SATHER:

25 Q. All right. Mr. Khawaja, have you ever given a



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1 deposition before?

2 A. I don't think so, no.

3 Q. All right. But are you familiar with the
4 process for taking a deposition, sir?

5 A. Yes. Yes, I am.

6 Q. And do you understand that your testimony
7 today is under oath?

8 A. Yes, I do.

9 Q. And is there anyone present in the room with
10 you where you are giving your testimony?

11 A. Yes, my attorney, Michael Ballases, and the
12 other two parties, Osama Abdullatif and John Quinlan.

13 Q. All right. And, Mr. Khawaja, do you
14 understand that you cannot confer with any of the
15 parties in the room with respect to your answers?

16 A. Yes, I do.

17 Q. Tell me what you do for a living.

18 A. I'm an attorney.

19 Q. And are you familiar with a company called
20 Texas REIT, LLC?

21 A. Yes, I am.

22 Q. And how are you familiar with Texas REIT, LLC?

23 A. So an entity that Ali Choudhri owns.

24 Q. Okay.

25 A. Or controls.



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1 hang on. Let me find it.

2 Is that the lawsuit involving HREP?

3 A. Yes.

4 Q. Okay. And were you involved in that lawsuit?

5 A. I was not.

6 Q. So everything you know about that lawsuit, you
7 read as a matter of public record.

8 A. That's correct.

9 Q. Was there a finding of fraudulent transfers in
10 that case?

11 MR. BALLASES: Objection. Form.

12 A. Other fraud, but I don't know if fraudulent
13 transfer was part of that.

14 Q. (BY MS. HOOD) I didn't see it.

15 MR. BALLASES: Objection. Sidebar.

16 Q. (BY MS. HOOD) All right. That's the first
17 lawsuit that you said you looked at for public record
18 in order to determine that my client is somehow the
19 alter ego of all these other things; correct?

20 A. That's correct.

21 Q. Okay. What other -- what other public records
22 did you review?

23 A. There's also these videos by a guy named Wayne
24 Dolcefino I saw.

25 Q. So you looked at videos.



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1 A. Yes.

2 Q. Anything else you reviewed?

3 A. I think just generally people in the community
4 know that your client commits fraud. He's known as a
5 fraudster.

6 Q. Who are these --

7 A. So many people have approached me.

8 Q. Okay. Who are these people?

9 A. Yeah, I can't -- many people that he's
10 defrauded over the years.

11 Q. Name one.

12 A. Well, Judge Norman is one. I don't know if
13 you know him. He's in the Southern District.

14 Q. Okay. Who else?

15 A. Let's see. Who else in the community have
16 called him a fraudster?

17 Judge Landrum, Judge Michael Landrum in the
18 Harris County District Court, 164th District Court.
19 He considers your client a fraud.

20 Q. And is that in relation to the HREP case?

21 A. I just think generally.

22 Q. Okay. So Judge Landrum has spoken to you
23 about Mr. Choudhri being a fraudster?

24 A. It's in a final judgment. I can read that for
25 you if you'd like.



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1 Q. No, I'm asking --

2 A. Do you want me to read it to you?

3 Q. No, no, no. I'm asking you. You said people
4 have told you; many people have told you. So I'm
5 asking who --

6 A. Yes.

7 Q. -- who's had a conversation with you about
8 Mr. Choudhri being a fraudster? And you've said Judge
9 Norman, and I'm assuming you didn't --

10 A. Yes.

11 Q. -- talk personally with Judge Norman. That's
12 out of an opinion; right?

13 A. Yes.

14 Q. Okay. The same as --

15 A. Members of the community --

16 Q. Okay. So who --

17 A. I'm sorry --

18 THE REPORTER: Sorry. One at a time, please.
19 Thank you.

20 Q. (BY MS. HOOD) What community?

21 MR. BALLASES: Objection. Form.

22 A. The real estate community, the Pakistani
23 community, basically anyone Mr. Choudhri has come in
24 contact with and done business with, people from those
25 communities.



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1 Let's take a two-minute break, and then
2 Osama's going to be in this chair.

3 THE REPORTER: Okay. So I am going off the
4 record.

5 (End of proceedings at 3:31 p.m.)
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